

## **Resolution 2022 -**

### **Vacating a portion of a public utility & drainage easement in plat "Port St. John Unit Six" Subdivision, Cocoa, Florida, lying in Section 21, Township 23 South, Range 35 East**

WHEREAS, pursuant to Article II, Section 86-36, Brevard County Code, a petition has been filed by **KEVIN & JACLYN MAZAC** with the Board of County Commissioners to vacate a public easement in Brevard County, Florida, described as follows:

#### **SEE ATTACHED SKETCH & DESCRIPTION**

WHEREAS, the vacating action will in no way affect any private easements which may also be present in the existing public easement(s) or public right-of-way, nor does this action guarantee or transfer title.

WHEREAS, a notice of the public hearing before the Board of County Commissioners was published one time in the TODAY Newspaper, a newspaper of general circulation in Brevard County, Florida, prior to the public hearing; and

WHEREAS, the Board finds that vacating the public easement(s) will not be detrimental to Brevard County or the public.

THEREFORE BE IT RESOLVED that said public easement(s) are hereby vacated by Brevard County; and this vacating action releases, renounces, and disclaims any right, title, or interest Brevard County may possess over the property at issue, and shall not be deemed to warrant any right, title, interest or to represent any state of facts concerning the same. Pursuant to Section 177.101(5), Florida Statutes, the vacating shall not become effective until a certified copy of this resolution is filed in the offices of the Clerk of Courts and recorded in the Public Records of Brevard County.

DONE, ORDERED, AND ADOPTED, in regular session, this 13<sup>TH</sup> day of September, 2022 A.D.

BOARD OF COUNTY COMMISSIONERS  
OF BREVARD COUNTY, FLORIDA

ATTEST:

\_\_\_\_\_  
Rachel Sadoff, Clerk

\_\_\_\_\_  
Kristine Zonka, Chair

As approved by the Board on:  
September 13, 2022

# Brevard County Property Appraiser Detail Sheet

Account 2306908

Owners MAZAC, KEVIN; MAZAC, JACLYN

Mailing Address 6480 ADRIAN ST COCOA FL 32927

Site Address 6480 ADRIAN ST COCOA FL 32927

Parcel ID 23-35-21-JX-211-33

Property Use 0110 - SINGLE FAMILY RESIDENCE

Exemptions HEX1 - HOMESTEAD FIRST

HEX2 - HOMESTEAD ADDITIONAL

Taxing District 1900 - UNINCORP DISTRICT 1

Total Acres 0.23

Subdivision PORT ST JOHN UNIT 6

Site Code 0001 - NO OTHER CODE APPL.

Plat Book/Page 0023/0053

Land Description PORT ST JOHN UNIT 6 LOT 33 BLK 211

## **VALUE SUMMARY**

<b>Category</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>
Market Value	\$323,970	\$249,860	\$199,260
Agricultural Land Value	\$0	\$0	\$0
Assessed Value Non-School	\$257,350	\$249,860	\$97,260
Assessed Value School	\$257,350	\$249,860	\$97,260
Homestead Exemption	\$25,000	\$25,000	\$25,000
Additional Homestead	\$25,000	\$25,000	\$25,000
Other Exemptions	\$0	\$0	\$0
Taxable Value Non-School	\$207,350	\$199,860	\$47,740
Taxable Value School	\$232,350	\$224,860	\$72,740

## **SALES/TRANSFERS**

<b>Date</b>	<b>Price</b>	<b>Type</b>	<b>Parcel</b>	<b>Deed</b>
05/19/2020	\$273,900	WD	--	8745/2283
04/18/2016		WD	--	7606/2045
03/30/1996	--	WD	--	3553/1363

## Vicinity Map

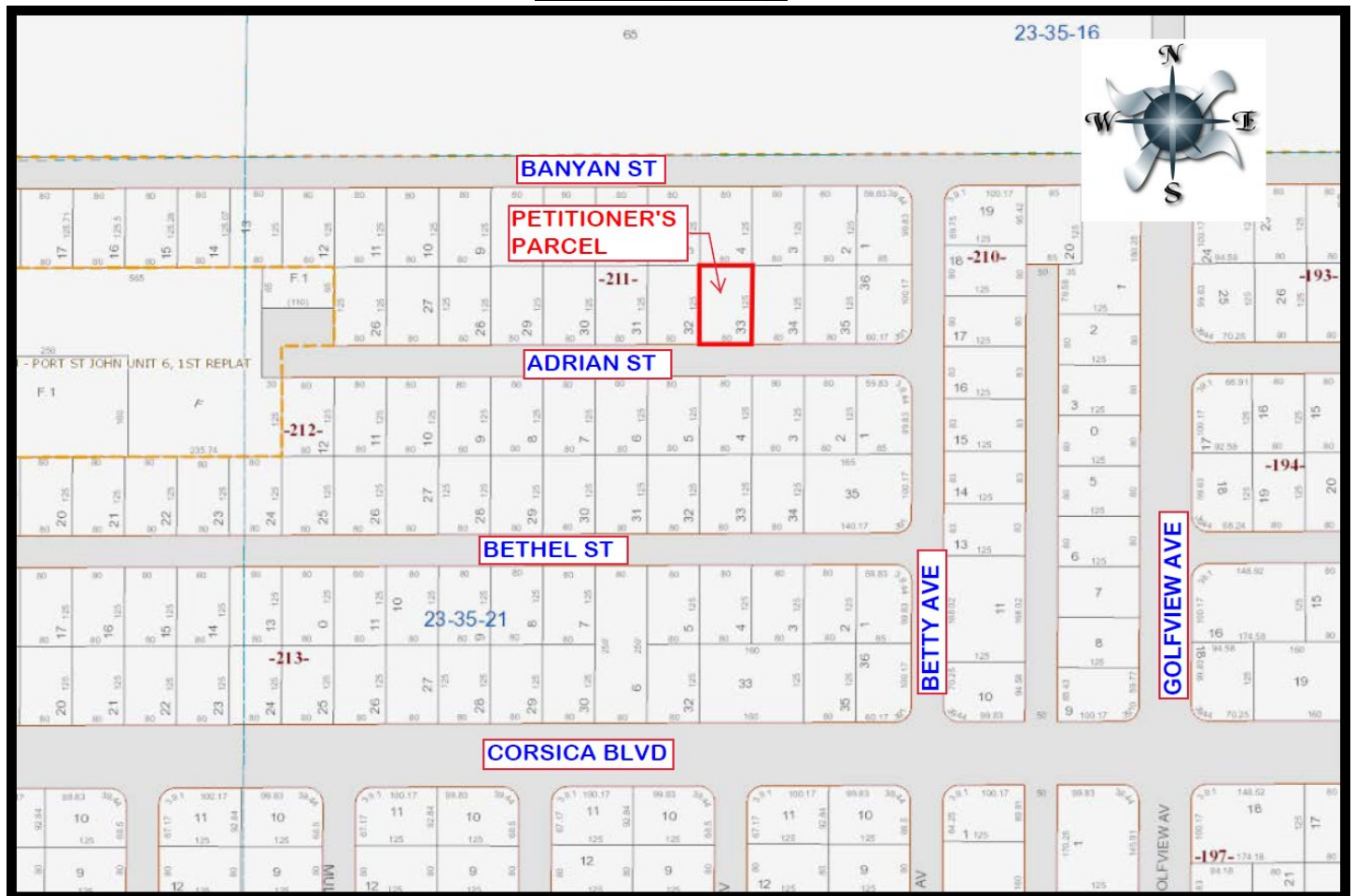


Figure 1: Map of Lot 33, Block 211, Port St. John Unit Six, 6480 Adrian Street, Cocoa, Florida, 32927.

Kevin & Jaclyn Mazac – 6480 Adrian Street –  
Cocoa, FL, 32927 – Lot 33, Block 211, plat of  
“Port St. John Unit Six” – Plat Book 23, Page  
53 – Section 21, Township 23 South, Range 35  
East – District 1 – Proposed Vacating of a 1.0  
ft. portion of a 6.0 ft. Wide Public Utility &  
Drainage Easement

## Aerial Map

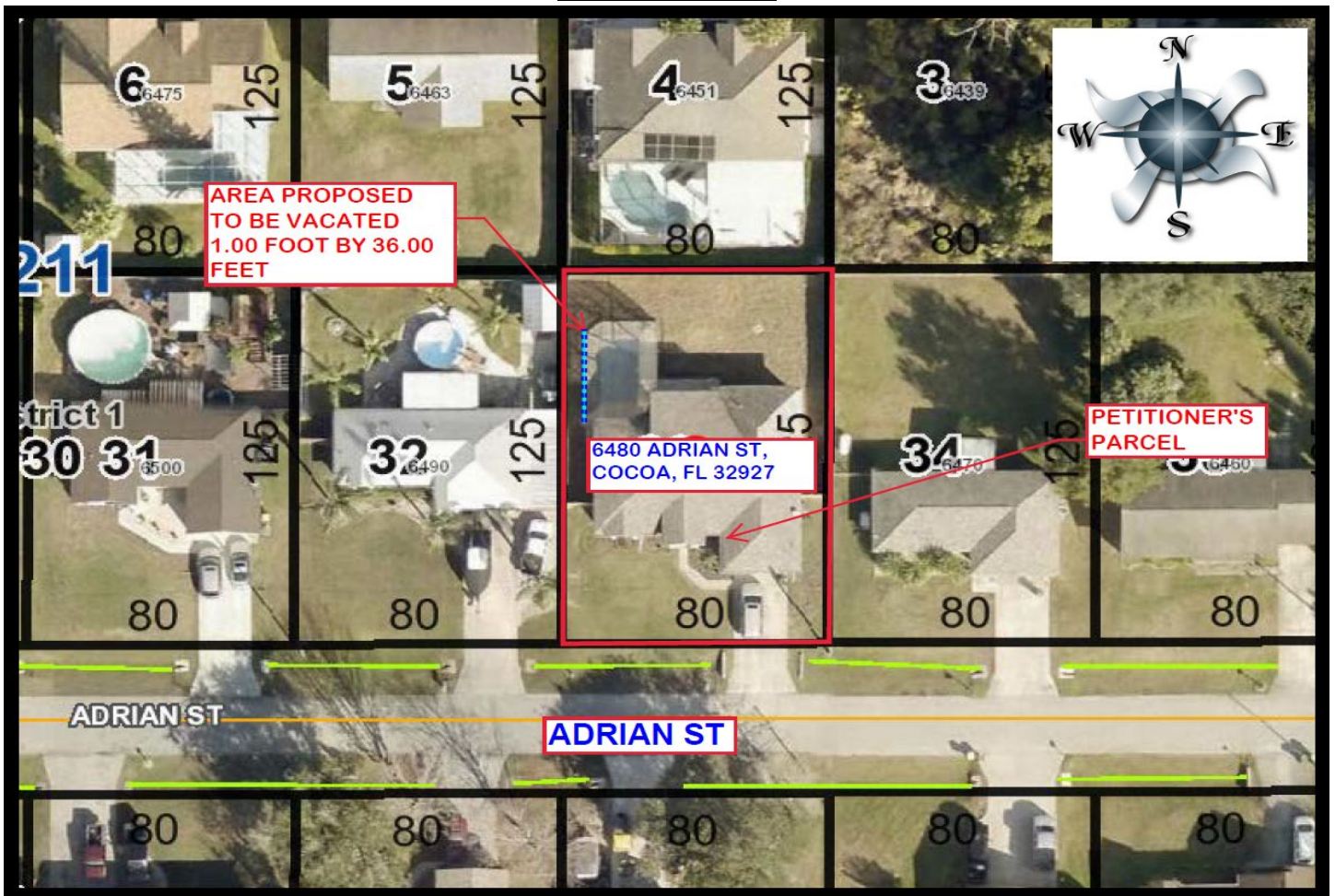


Figure 2: Aerial Map of Lot 33, Block 211, Port St. John Unit Six, 6480 Adrian Street, Cocoa, Florida, 32927.

Kevin & Jaclyn Mazac – 6480 Adrian Street –  
Cocoa, FL, 32927 – Lot 33, Block 211, plat of  
“Port St. John Unit Six” – Plat Book 23, Page  
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PLAT BOOK 23  
AND PAGE 56

PORT ST. JOHN UNIT SIX

A SUBDIVISION OF PORTIONS OF SECTIONS 20 & 21, TWR 23 S. - RGE. 35 E. AND  
A RESUBDIVISION OF PORTIONS OF MAP OF DELESPINE. PLAT BOOK 2 - PAGE 2

BREVARD COUNTY, FLORIDA

PLAT BOOK 23  
AND PAGE 56

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BREVARD COUNTY, FLORIDA

Figure 3: Copy of plat map "Port St. John Unit Six" dedicated to Brevard County on September 30, 1970.

# Petitioner's Sketch & Description Sheet 1 of 3

DocuSign Envelope ID: A33E32BA-0589-48C0-BE82-7D800C79E162

## Legal Description

Section 21, Township 23 South, Range 35 East

Parcel ID Number: 23-35-21-JX-211-33

Purpose of Survey: Vacating a portion of an Public Utility & Drainage Easement

### Sheet 1 of 3

Not Valid without the Sketch on Sheet 2 of 3  
or without the Detail Sketch on Sheet 3 of 3

### LEGAL DESCRIPTION:

The East 1 foot of the West 6 Feet of the South 36 feet of the North 50.00 feet of Lot 33, Block 211, PORT ST. JOHN UNIT SIX, as recorded in Plat Book 23, Pages 53-59, Public Records of Brevard County, Florida.

### SURVEY REPORT:

1. The intended purpose of this survey is for information only, as shown hereon.
2. The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are documents of record unrecorded deeds, easements or other instruments that could affect the boundaries to the subject property.
3. This survey does not reflect or determine ownership.
4. This survey meets or exceeds the minimal horizontal control accuracy of 1:7500 for a suburban survey.
5. Measurements shown hereon are expressed in feet and decimal parts thereof.
6. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface structures are not located for the purpose of this survey.
7. Bearings are assumed, referenced to S 00°20'42" W along the west line of Lot 33, Block 211.
8. This drawing is not valid unless bearing an original signature and embossed land surveyors seal.
9. The elevations as shown hereon are references to NAVD '88 Vertical Datum from Brevard County Benchmark Designated "D5A08" having a Published Elevation of 25.375' NAVD '88.



115 Alma Blvd., Suite 102  
Mailing Address: P.O. Box 541866  
Merritt Island, FL 32954  
Phone: (321) 507-4811  
LICENSED BUSINESS #7978

DocuSigned by:

John Campbell

90B22403C3952459

07-18-2022 | 10:47 AM PDT

PREPARED FOR: Kevin & Jaclyn Mazac

PREPARED BY: John R. Campbell Surveying, LLC.  
ADDRESS: 115 Alma Boulevard, Suite 102, Merritt Island 32953  
PHONE: (321) 507-4811

DRAWN BY: Z.A. Dyer  
DATE: 01-03-2022

CHECKED BY: J.R. Campbell  
Sheet 1 of 3

DRAWING NO. 2020-223  
REVISIONS: 0

SECTION 21  
TOWNSHIP 23 SOUTH  
RANGE 35 EAST



Figure 4: Legal Description. Sheet 1 of 3. Section 21, Township 23 South, Range 35 East.

# Petitioner's Sketch & Description Sheet 2 of 3

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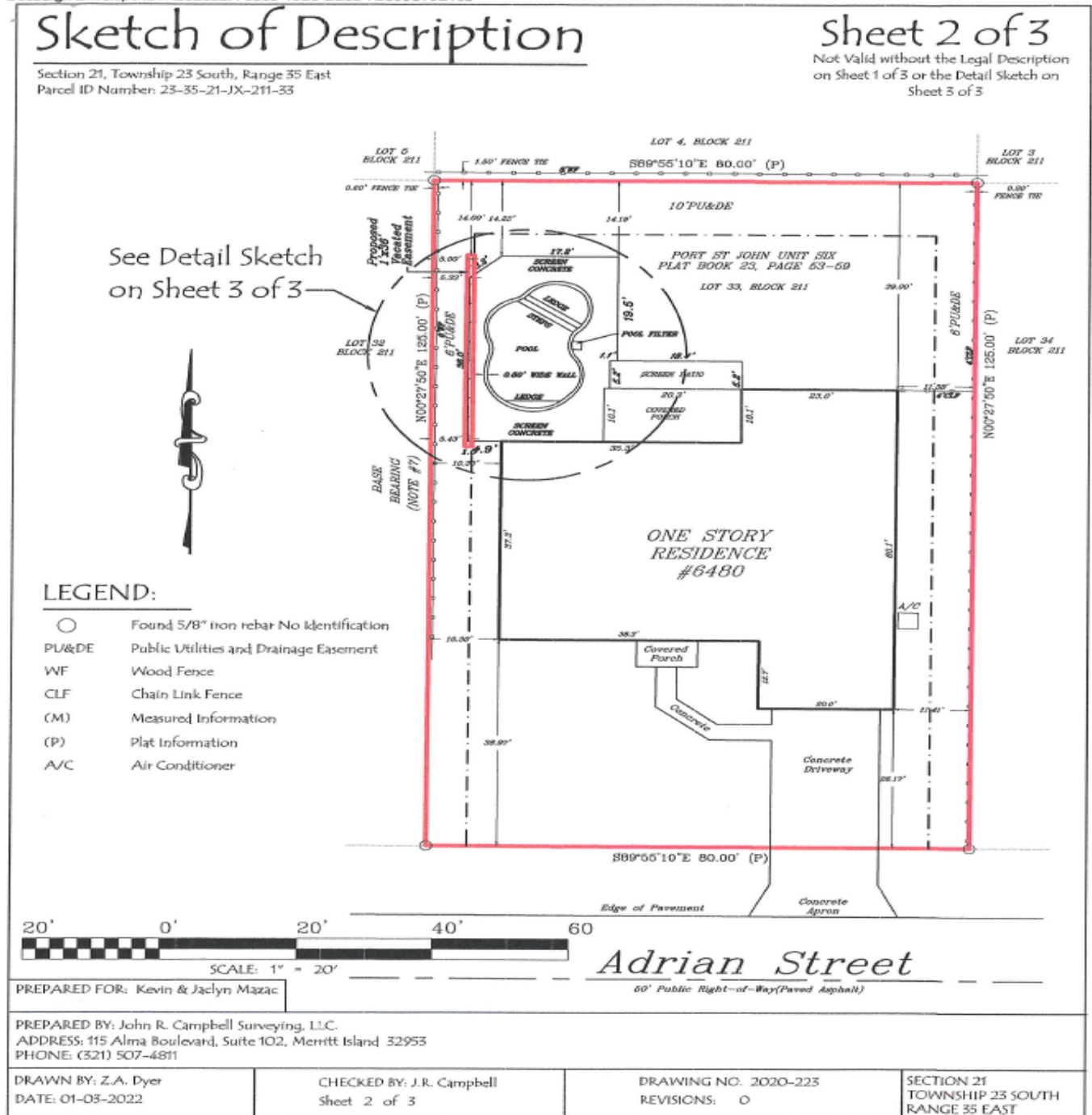


Figure 5: Sketch of description. Sheet 2 of 3. Section 21, Township 23 South, Range 35 East.

The sketch illustrates a 1.00-foot portion of a 6.00-foot wide public utility & drainage easement on Lot 33, Block 211, Port St. John Unit Six, Cocoa, Florida. The coordinate of the North line depicted is as follows. North boundary – South 89°55'10" East 80.00'; East boundary – North 00°27'50" East 125.00'; South boundary – South 89°55'10" East 80.00'; West boundary – North 00°27'50" East 125.00'. Prepared by: John R. Campbell.

# Petitioner's Sketch & Description Sheet 3 of 3

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## Sketch of Description

Section 21, Township 23 South, Range 35 East  
Parcel ID Number: 23-35-21-JX-211-33

Sheet 3 of 3

Not Valid without the Legal Description  
on Sheet 1 of 3 or the Sketch on Sheet 2 of 3

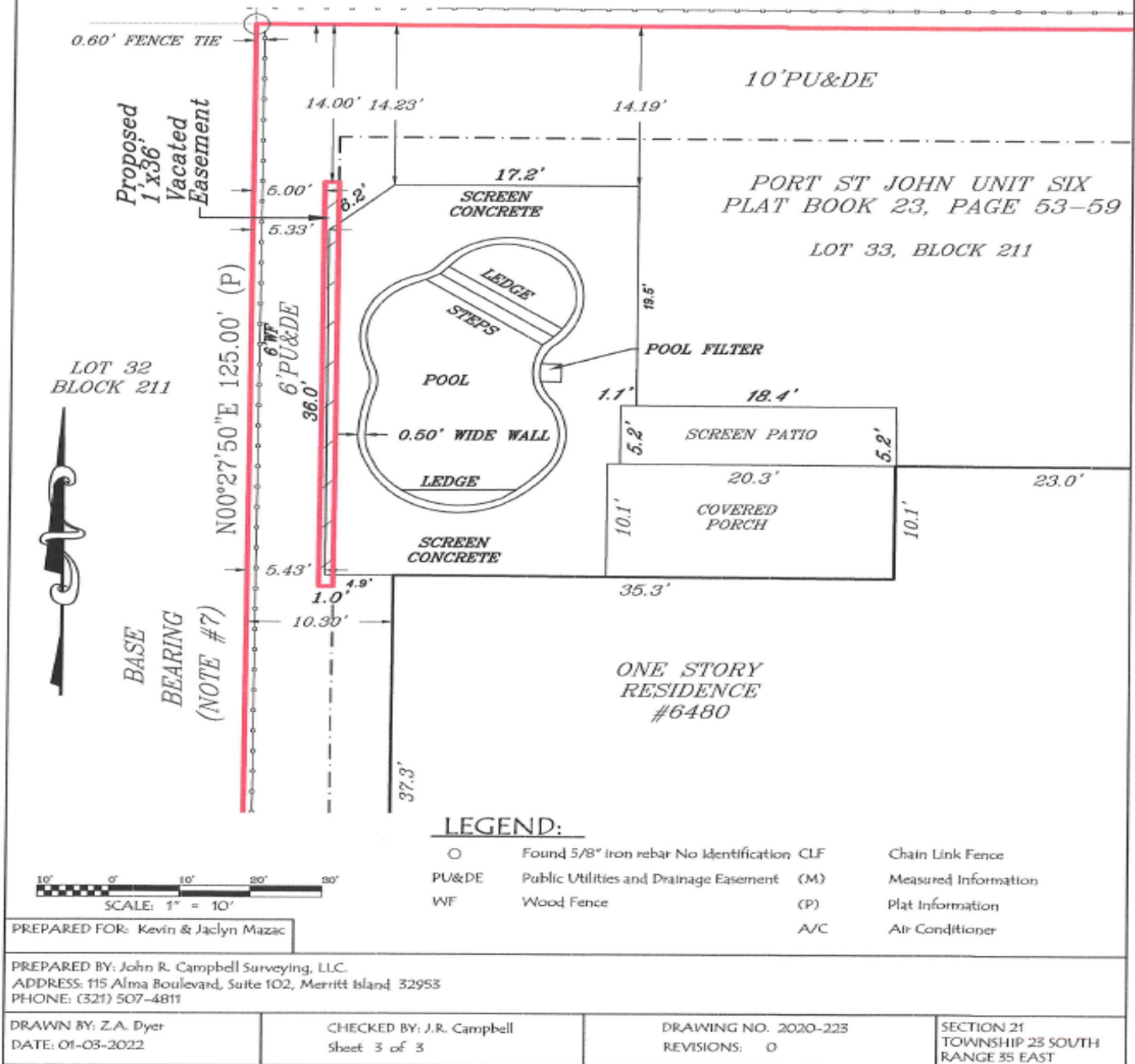


Figure 6: Sketch of description. Sheet 3 of 3. Section 21, Township 23 South, Range 35 East.

The sketch illustrates a detail of the area proposed to be vacated 1.00-foot portion of a 6.00-foot wide public utility & drainage easement on Lot 33, Block 211, Port St. John Unit Six, Cocoa, Florida. Prepared by: John R. Campbell.



# Comment Sheet

Applicant: Mazac

Updated by: Amber Holley 20220824 at 1630 hours

Utilities	Notified	Received	Approved	Remarks
FL City Gas Co	20220729	20220805	Yes	No objections
FL Power & Light	20220729	20220824	Yes	No Comments
At&t	20220729	20220816	Yes	No objections
Charter/Spectrum	20220729	20220802	Yes	No objections
City of Cocoa	20220729	20220801	Yes	No objections

County Staff	Notified	Received	Approved	Remarks
Road & Bridge	20220729	20220801	Yes	No objections
Land Planning	20220729	20220801	Yes	No objections
Utility Services	20220729	20220801	Yes	No objections
Storm Water	20220729	20220816	Yes	No objections
Zoning	20220729	20220801	Yes	No objections

# Public Hearing Legal Advertisement

Ad#5390086

08/29/2022

## LEGAL NOTICE

**NOTICE FOR THE PARTIAL VACATING OF A 6.0 FT. WIDE PUBLIC UTILITY & DRAINAGE EASEMENT, PLAT OF "PORT ST. JOHN UNIT - SIX" IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 35 EAST, COCOA, FL**

NOTICE IS HEREBY GIVEN that pursuant to Chapter 336.09, Florida Statutes, and Chapter 86, Article II, Section 86-36, Brevard County Code, a petition has been filed by **KEVIN & JACLYN MAZAC** with the Board of County Commissioners of Brevard County, Florida, to request vacating the following described property, to wit:

**THE EAST 1.00 FOOT OF THE WEST 6.00 FEET OF THE SOUTH 36.00 FEET OF THE NORTH 50.00 FEET OF LOT 33, BLOCK 211, PORT ST. JOHN UNIT SIX, AS RECORDED IN PLAT BOOK 23, PAGES 53-59, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA. CONTAINING 36.00 SQUARE FEET MORE OR LESS. PREPARED BY: JOHN R. CAMPBELL, PSM.**

The Board of County Commissioners will hold a public hearing to determine the advisability of such vacating of the above-described easement at **9:00 A.M. on September 13, 2022** at the Brevard County Government Center Board Room, Building C., 2725 Judge Fran Jamieson Way, Viera, Florida, at which time and place all those for or against the same may be heard before final action is taken.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or commission with respect to the vacating, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Persons seeking to preserve a verbatim transcript of the record must make those arrangements at their own expense.

The needs of hearing or visually impaired persons shall be met if the department sponsoring the meeting/hearing is contacted at least 48 hours prior to the public meeting/hearing by any person wishing assistance.

# Legal Notice Text

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